

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 615 East Huron Street, Application Number HDC18-119

DISTRICT: State Street Historic District

REPORT DATE: July 14, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 11, 2018

	OWNER	APPLICANT
Name:	AJ Capital Partners	Steve Dykstra, Hobbs+Black Associates
Address:	133 North Jefferson Street Chicago, IL 60661	100 North State Street Ann Arbor, MI 48104
Phone:	(312) 533-9420	(734) 663-4189

BACKGROUND: This building was originally occupied by the Campus Inn, which opened in 1970. It was purchased by Dahlmann Properties in 1990, who sold the hotel in 2015. It is now called The Graduate. The hotel replaced the demolished Ann Arbor Recreation Bowling Alley (see photo at end of staff report) and an 1853 home at 117 N. State.

Harris Hall, at 617 E Huron, was constructed in 1886 in the Richardsonian Romanesque style. It served as the St. Andrews student parish until the parish was moved to Canterbury House at 218 N. Division in 1943. It later served as headquarters for the Michigan marching band, then a church, then in 1980 was converted to office space.

LOCATION: The site is located on the north side of East Huron Street, between N. Division and N. State Streets.

APPLICATION: The applicant seeks HDC approval to install an elevator on the exterior of the non-contributing structure, and add a glass vestibule

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.



- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

New Additions

Recommended: Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.

Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Accessibility

Recommended: Designing new or additional means of access that are comparable with the historic building and its setting.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Additions

Appropriate: Locating a required addition on the least character defining elevation and keeping it subordinate in volume to the historic building.

Safety Codes

Appropriate: Complying with barrier-free and safety codes in a manner that ensures the preservation of character-defining features.

STAFF FINDINGS:

1. The hotel is not within the boundaries of the Old Fourth Ward Historic District, but the property next door, Harris Hall, is. The Graduate is attempting to add an exterior elevator to the east elevation near the front of the building. The elevator falls partly within the boundaries of the Old Fourth Ward Historic District, and the 615 E Huron property line will need to be administratively amended to capture the footprint of the new elevator from Harris Hall next door. If constructed, work anywhere on the 615 E Huron site would require a Certificate of Appropriateness from the HDC since part of the structure would be in the Old Fourth Ward Historic District.
2. The footprint of the new elevator is 8'5" by 13'1". The elevator shaft height is slightly taller than the height of the 14 story stair tower directly behind. The exterior cladding of the elevator is not specified, though it appears to be matte grey metal. A new 8' by 13'1" glass vestibule is proposed under an existing building overhang that is part of the main hotel entrance. The vestibule would have no impact on historic structures.

3. The elevator is 3'8" from the west wall of Harris Hall. Staff has reservations about the appropriateness of constructing part of the Graduate building this close to an architecturally significant elevation of a historic structure. The applicants attended an HDC working session to introduce the project to the Commissioners. At question is whether the addition of the elevator in the historic district would inappropriately alter spatial relationships, further masking the west elevation of Harris Hall in a visually incompatible manner, or whether the elevator addition does not aggravate existing conditions.

POSSIBLE MOTIONS: (Note that the motions are only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 615 E Huron Street to add an elevator that would fall within the boundaries of the State Street Historic District, for barrier-free access to the roof, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* for additions and safety codes, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2 and 10 and the guidelines for new additions, setting, and accessibility.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 615 E Huron Street in the State Street Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, drawings, photos, renderings

1966: Demolition of the Ann Arbor Recreation Bowling Alley (courtesy AADL Old News)



1967: 615 E Huron Under Construction (courtesy AADL Old News)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608
 Fax: 734.994.8460

ithacher@a2gov.org

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER AJ Capital Partners		HISTORIC DISTRICT Old Fourth Ward	
PROPERTY ADDRESS 615 East Huron Street			CITY ANN ARBOR
ZIP CODE 48104	DAYTIME PHONE NUMBER (312) 533-9420	EMAIL ADDRESS sk@ajcpt.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 133 North Jefferson Street		CITY Chicago	STATE, ZIP IL 60661

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME Steven Kehm AJ Capital Partners	DATE 5/24/2018
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APPLICANT INFORMATION

NAME OF APPLICANT <i>(IF DIFFERENT FROM ABOVE)</i> Steve Dykstra, Hobbs + Black Associates, Inc.			
ADDRESS OF APPLICANT 100 North State Street			CITY Ann Arbor
STATE MI	ZIP CODE 48104	PHONE / CELL # (734) 663-4189	FAX No (734) 663-4189
EMAIL ADDRESS sdykstra@hobbs-black.com			

APPLICANT'S SIGNATURE *(if different from Property Owner)*

SIGN HERE	PRINT NAME x Steve Dykstra	DATE 05/25/2018
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BUILDING USE - CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

New elevator addition on the east exterior wall to serve a new rooftop bar/restaurant addition. The new elevator will encroach into the adjacent Harris Hall parcel (same owner) by approximately four (4) feet and thus be within the historic district.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

The proposed new elevator location is the only feasible location on the site to serve the proposed rooftop addition.

The proposed elevator will be set back from the Huron Street front wall of Harris Hall by approximately 22 feet and will not noticeably affect the Harris Hall street presence.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to “City of Ann Arbor”

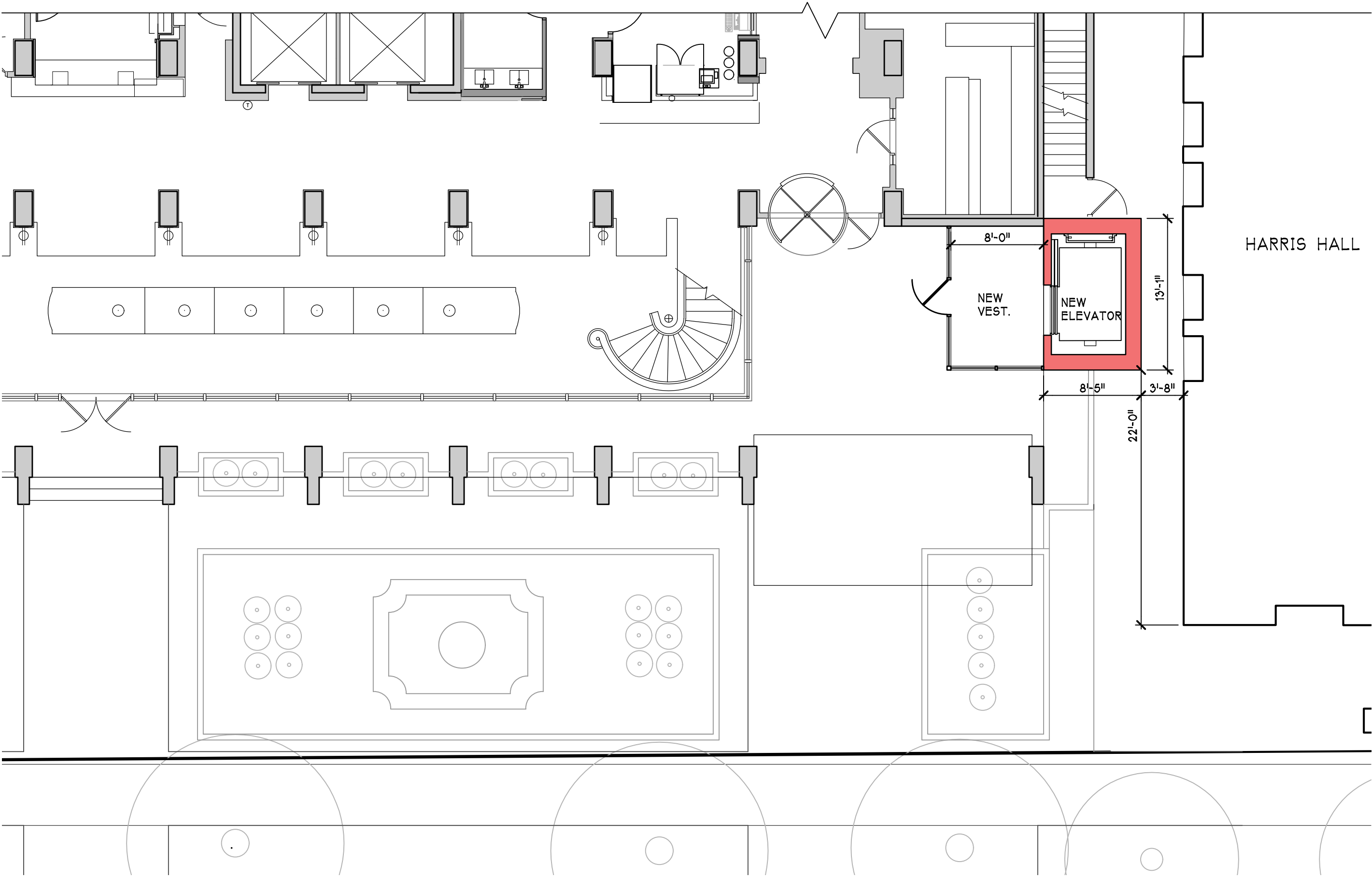
HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



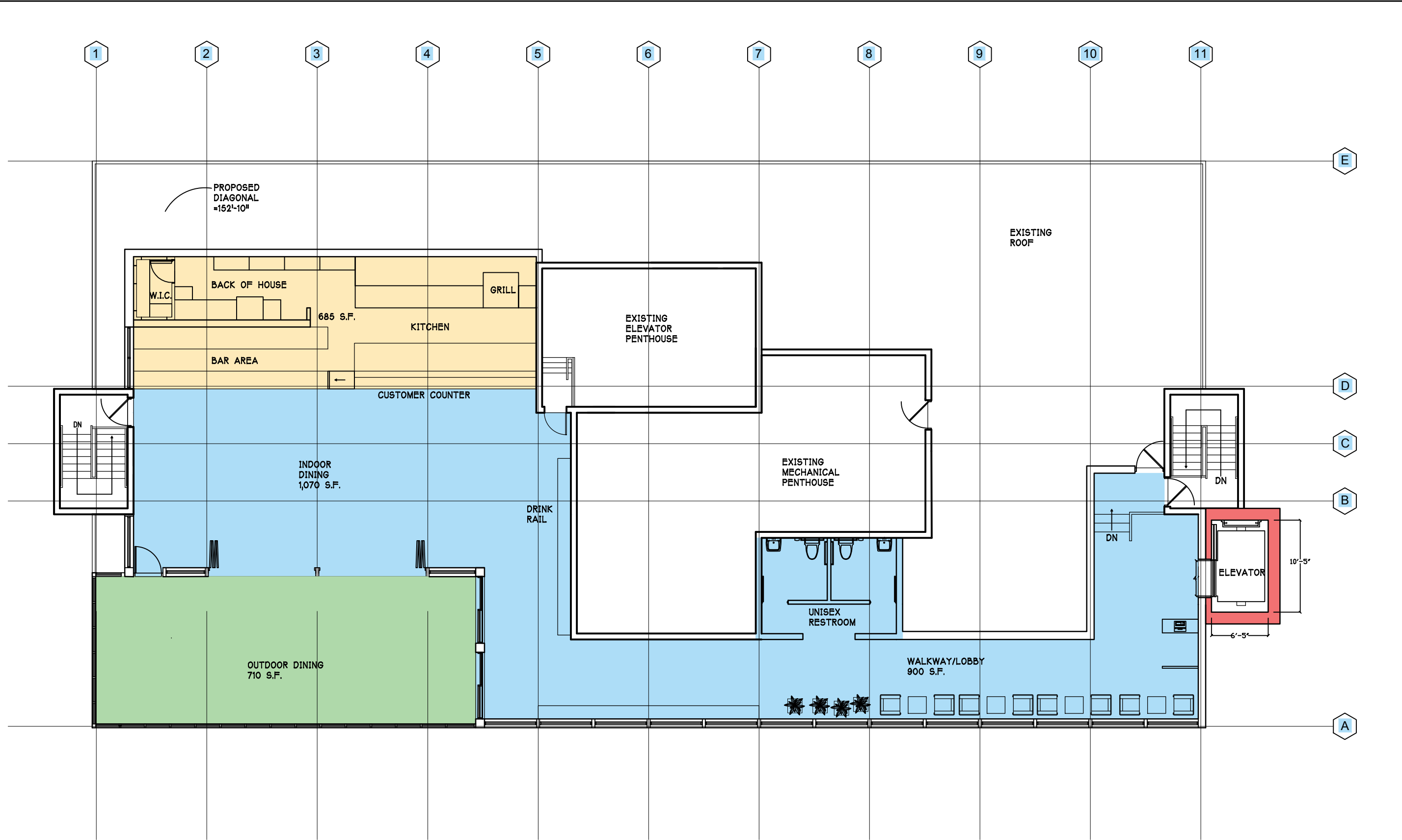
HOBBS + BLACK
ARCHITECTS
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 P: 734.443.4189
 www.hobbs-black.com
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PROJECT:	GRADUATE HOTEL ROOFTOP BAR/RESTAURANT		
DESCRIPTION:	PROPOSED PARTIAL FIRST FLOOR PLAN		
PROJECT NO.:	17-517	ISSUE TYPE:	HDC REVIEW
		ISSUE DATE:	05-25-18
		DRAWN BY:	--

SHEET NO.:
A-1

NORTH
GRADUATE HOTEL
PROPOSED PARTIAL FIRST FLOOR PLAN
 SCALE - 1/8" = 1'-0"

Drawings: P:\2017\17517DW\GRADUATE HOTEL ROOFTOP BAR/RESTAURANT CONCEPTUAL FLOOR PLAN 180524.dwg
 Date: May 25, 2018, 12:02pm
 Layer: 1:1X17 HSA FIRST
 Plotted by: cpower

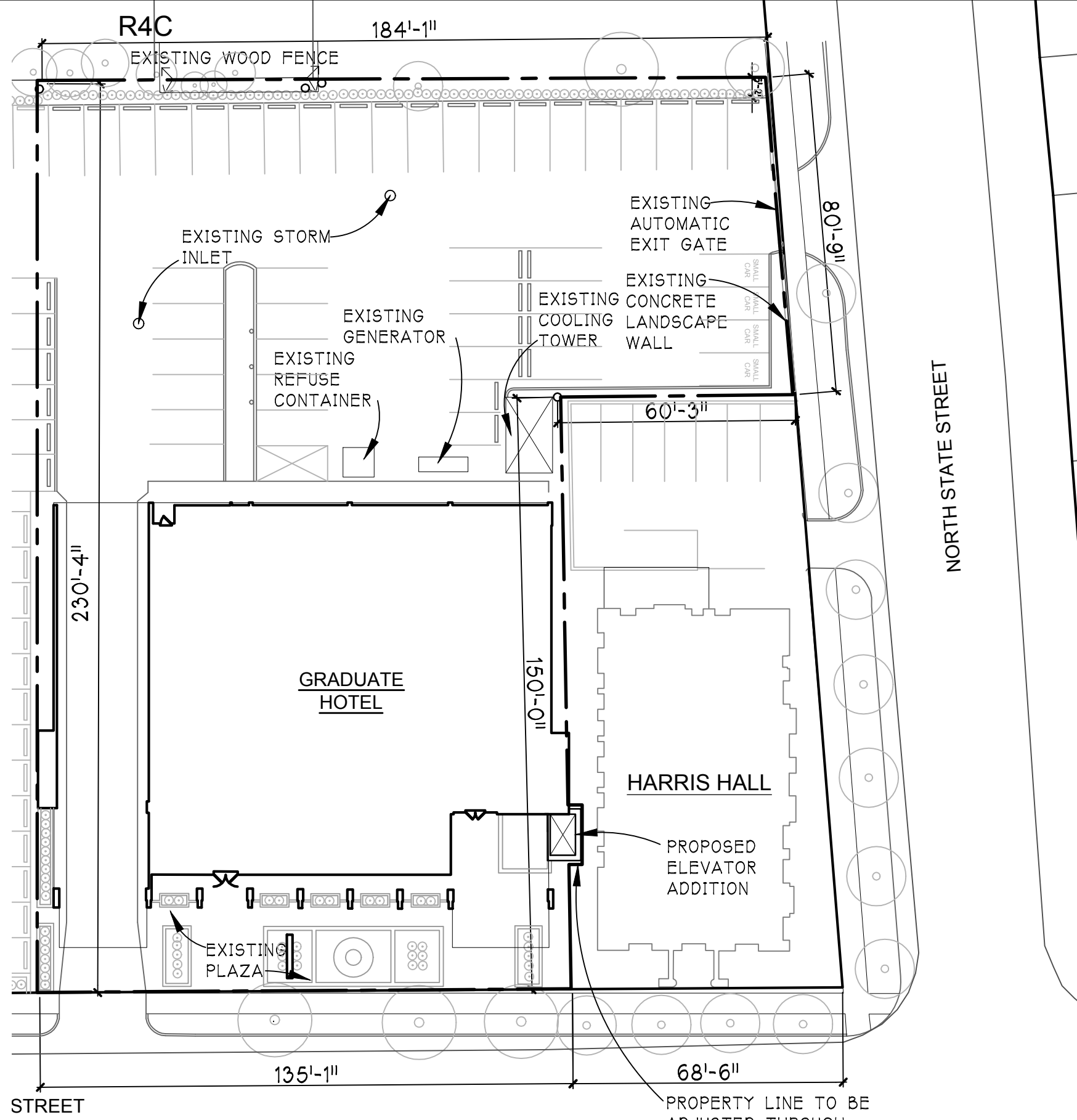


**GRADUATE HOTEL
PROPOSED ROOFTOP PLAN**
SCALE - 3/32" = 1'-0"

**HOBBS + BLACK
ARCHITECTS**
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www.hobbs-black.com
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PROJECT: GRADUATE HOTEL ROOFTOP BAR/RESTAURANT DESCRIPTION: PROPOSED ROOF TOP PLAN PROJECT NO.: 17-517	ISSUE TYPE: HDC REVIEW	ISSUE DATE: 05-25-18	DRAWN BY: --
	PROJECT NO.: 17-517		
	ISSUE DATE: 05-25-18		

SHEET NO.:
A-2



NORTH
GRADUATE HOTEL
SITE PLAN
 SCALE - 1" = 30'

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PROJECT:	GRADUATE HOTEL ROOFTOP BAR/RESTAURANT		
DESCRIPTION:	SITE PLAN		
PROJECT NO.:	17-517	ISSUE TYPE:	HDC REVIEW
		ISSUE DATE:	05-25-18
		DRAWN BY:	--

SHEET NO.:
C-1



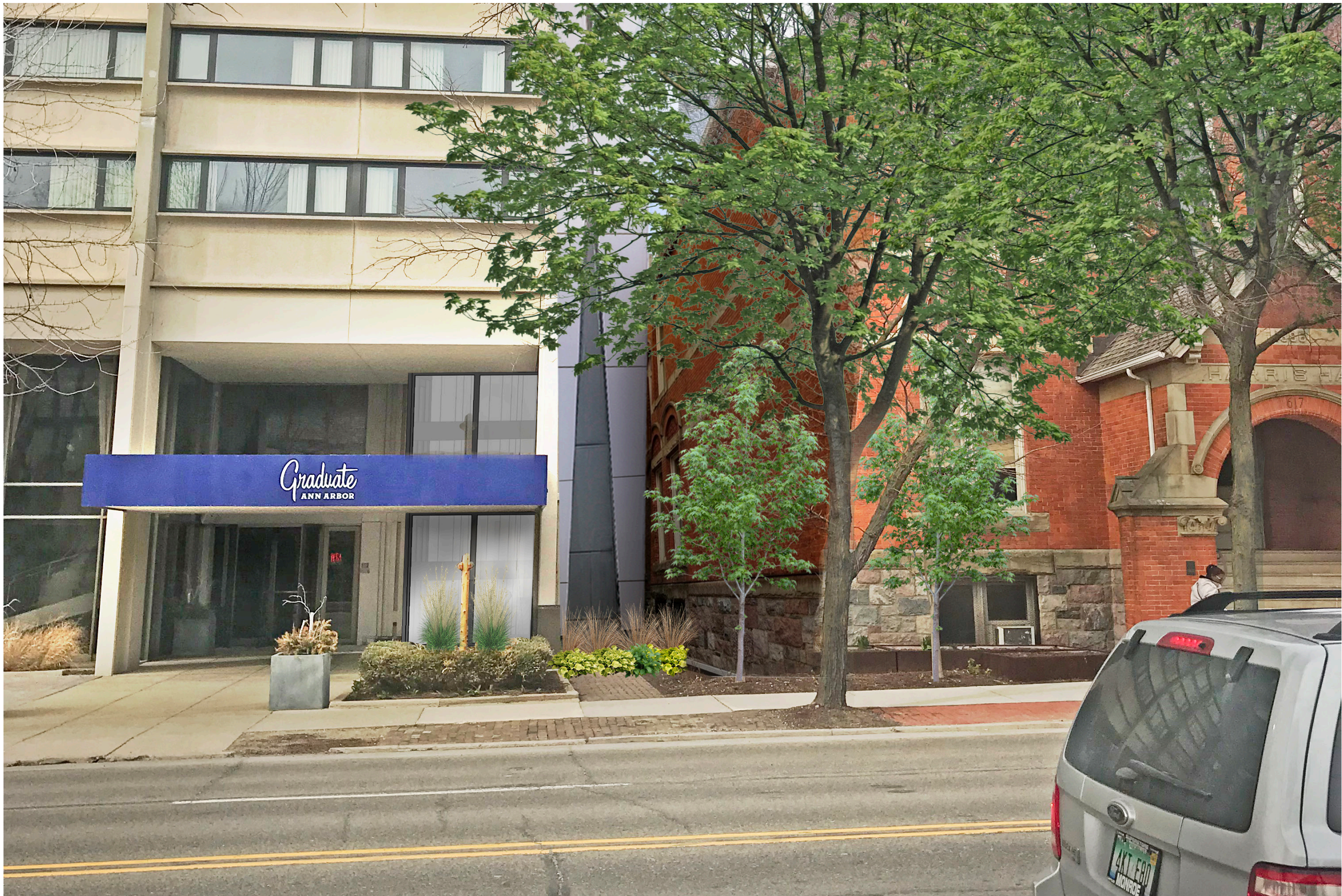
EXISTING CONDITIONS - WINTER

SCALE : NTS

2018.05.25

HOBBS + BLACK ARCHITECTS

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PROPOSED - SUMMER
SCALE : NTS

2018.05.25

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PROPOSED - SUMMER

SCALE : NTS

2018.05.25

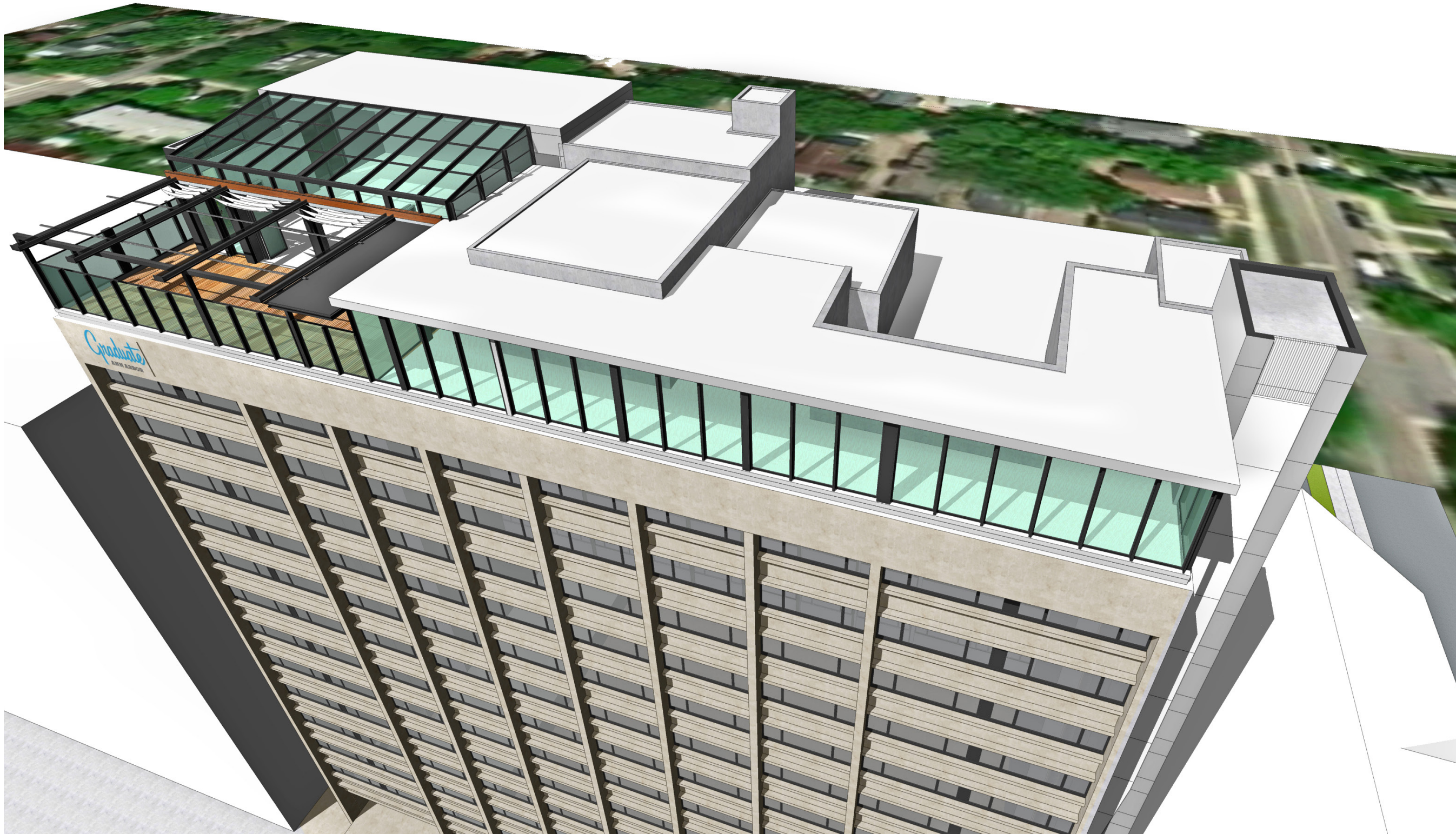
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PROPOSED - SUMMER
SCALE : NTS

2018.05.25



PROPOSED - SUMMER

SCALE : NTS

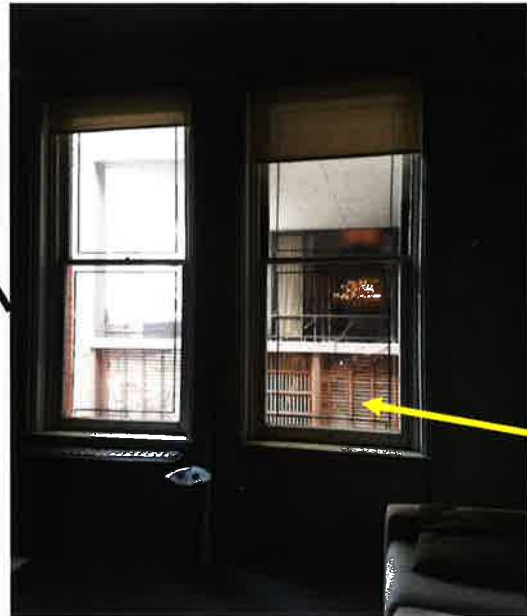
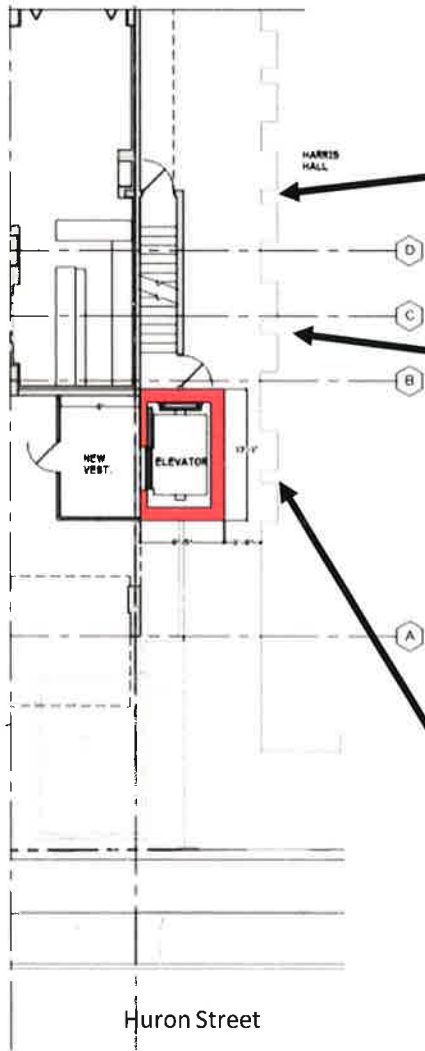
2018.05.25

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Existing Conditions – Harris Hall looking out



Tenant request for cedar screen wall for privacy/noise mediation from outdoor patio.